



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

Memorandum

Date: June 21, 2016

To: Fran L'Heureux, Chair, & Members, Zoning Board of Adjustment

From: Jillian Harris, Planning and Zoning Administrator

Subject: **Lawrence & Lorna Fortin (petitioners/owners)** – Variance under Section 3.05 of the Zoning Ordinance to permit the construction of a residential porch within 10 feet of the side property line whereas 15 feet is required and within 15 feet of the front property line whereas 30 feet is required. The parcel is located at 4 Caron Street in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 3D-2, Lot 015. Case # 2016-25.

The following information is provided to aid in your consideration of the above referenced cases. Additional background and application materials are included in your packet.

Background:

Map 3D-2, Lot 015 is located at 4 Caron Street in the I-1 (Industrial) and Aquifer Conservation Districts. The parcel is approximately 0.3 acres in size, and is serviced by municipal water (MVD) and town sewer. There is an existing single-family dwelling that is abutted by residences and industrially zoned properties.

The petitioner seeks to construct a residential porch within 10 feet of the side property line whereas 15 feet is required and within 15 feet of the front property line whereas 30 feet is required.

Standard of Review:

It is the burden of the petitioner to demonstrate that the five criteria for the granting of the variance under Section 3.05 of the Zoning Ordinance to permit the construction of a residential porch within 10 feet of the side property line whereas 15 feet is required and within 15 feet of the front property line whereas 30 feet is required.

Cc: Zoning Board File
Correspondence

Ec: Lawrence and Lorna Fortin (owners/applicants)
Building Department Staff
Captain John Manuele, Merrimack Fire Department